Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1289

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Buchanan Family, LLC, a Tennessee limited Liability company and Alford Family, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto D & W Partners, a Tennessee general partnership, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Exhibit "A" attached

Davidson County DEEDWARR
Recvd: 08/31/07 14:58 4 pgs
Fees:23.00 Taxes:12210.00
20070831-0105261

The property conveyed herein is subject to matters shown on the recorded plan, to applicable public utility easements and property taxes for the current year.

This is improved property, known as: 2139 & 2141 Fairfax Avenue, and 1906 24th Ave S, Nashville TN, 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 31st day of August, 2007

Buchanan Family, LLC, a Tennessee limited liability company

By: _____
Poppy P. Buchanan, Member

By: _____
Richard D. Buchanan, Member

Being all the members of Buchanan Family, LLC

Alford Family, LLC, a Tennessee limited liability company

By: _____
Marceleen R. Alford, Member

By: _____
Robert H. Alford, Member

Being all the members of Alford Family, LLC

State of Tennessee)
County of Davidson)

On this 31st day of August, 2007, before me the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Poppy P. Buchanan and Richard D. Buchanan, to me known (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the members of Buchanan Family, LLC, a Tennessee limited liability company, the within bargainor, and that they as such members, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Notary Public

My Commission Expires: _____

State of Tennessee)
County of Davidson)

On this 31st day of August, 2007, before me the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Marceleen R. Alford and Robert H. Alford, to me known (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the members of Buchanan Family, LLC, a Tennessee limited liability company, the within bargainor, and that they as such members, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Notary Public

My Commission Expires: _____

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 3,300,000.00.

Poppy P. Buchanan
Affiant

Sworn and subscribed before me on this the 31st day of August, 2007.

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Notary Public

My Commission Expires: _____

NEW OWNER:
D & W Partners, a Tennessee general partnership
320 Seven Springs Way, Suite 120
Brentwood, TN 37027

RESPONSIBLE FOR TAX PAYMENT: SAME

TAX MAP-PARCEL #:
Map 104-11
Parcels 179, 180, & 181

Exhibit "A"

Tract I

Land in Davidson County, Tennessee, being Lot No. 15 and the west 2 feet of Lot No. 14 and the northerly 9 feet of the westerly part of Lot No. 16 on the Plan of W.W. Dillion's Resubdivision, of record in Book 421, page 12, Register's Office for said County.

Said property fronts 116 feet on the south side of Fairfax Avenue, formerly Edgar Jones Avenue, and runs back 180 feet on the east line and 180.2 feet on the west line, along the east margin of 24th Avenue South, to a line in the rear on which they measure 121.3 feet.

This property is known as 2141 Fairfax Avenue, Nashville, Tennessee.

Tract II

Land in Davidson County, Tennessee, being the westerly 32 feet of Lot No. 13, the easterly 48 feet of Lot No. 14 and the center parts of Lot Nos. 16 and 17, on the Map of W.W. Dillon's Resubdivision of Lot Nos. 12 to 17, inclusive, Jones & Calhoun Subdivision, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the south margin of Fairfax Avenue (formerly Edgar Jones Avenue) at a point 116 feet easterly from the east margin of 24th Avenue South, said beginning point being 2 feet easterly from the northwest corner of said Lot No. 14; thence with the south margin of Fairfax Avenue, eastwardly 80 feet to a point 32 feet easterly from the northwest corner of said Lot No. 13; thence southwardly with a line paralleling the line between Lot Nos. 13 and 14, continuing thorough and transversing said Lot Nos. 16 and 17, a distance of 271 feet more or less to the north margin of an alley; thence with the north margin of said alley westwardly 80 feet to a point; thence northwardly with a line paralleling the easterly line of this tract, a distance of 271 feet more or less to the point of beginning.

This property is known as 2139 Fairfax Avenue, Nashville, Tennessee.

Tract III

Land in Davidson County, Tennessee, being the westerly parts of Lots Nos. 16 and 17 on the plan of W.W. Dillion's Resubdivision of Lots Nos. 12 to 17, inclusive of Jones and Calhoun Subdivision, of record in Book 421, page 12, Register's Office for said County.

Said property fronts 91 feet on the easterly margin of Twenty-Fourth Avenue South and extends back121.2 feet, more or less, on the northerly line and 121.3 feet, more or less, on the southerly line to a dead line in the rear, measuring 91 feet thereon.

This Property is known as 1906 24th Avenue South, Nashville, Tennessee.

Being the same property conveyed to Alford-Buchanan, a Tennessee general partnership composed of Poppy P. Buchanan and Marceleen R. Alford, by deed dated August 18, 1987, from The Corporeal Group, a Tennessee general partnership, of record in Book 7329, page 393, Register's Office for Davidson County, Tennessee. Also conveyed by quitclaim deeds of record in Book 9286, page 437, and Instruments Nos. 20040102-0000415 and 20070831010528[redacted]58, said Register's Office.

Also being the same property conveyed to Poppy P. Buchanan and Marceleen R. Alford by deed dated December 31, 1990, from Rupert M. Marigza and wife, Mary-Helen I. Marigza, of record in Book 8267, page 936, Register's Office for Davidson County, Tennessee. Poppy P. Buchanan has conveyed her 1/2 undivided interest in said property to The Poppy P. Buchanan Living Trust dated June 5, 1992 by Quitclaim Deed of record in Book 9286, page 439, said Register's Office. Marceleen R. Alford and The Poppy P. Buchanan Living Trust dated June 5, 1992 have conveyed all their interest in said property to the Alford Family, LLC, a Tennessee limited liability company, a 50% undivided interest, and to the Buchanan Family, LLC, a Tennessee limited liability company, a 50% undivided interest, by Quitclaim Deed of record in Instrument No. 20040102-0000408 (Tract 2) and Instrument No. 20040102-0000414 (Tract 3), said Register's Office. Also conveyed by quitclaim deed of record in Instrument No. 20070831010528[redacted]60, said Register's Office.